

**APPROVED 1-9-12**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, December 5, 2011 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

**MEMBERS PRESENT:**

Vern E. Carlson, Chairman  
Douglas E. Roberts, Vice Chairman  
Curtis D. Andrews, Sr., Secretary  
James J. Giulietti  
Theresa Ranciato-Viele  
Richard E. Wilson, Alternate  
Edward M. Homa, Alternate

**MEMBERS ABSENT:** None

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
Jonathan Bodwell, Town Engineer  
Mary Lee Rydzewski, Public Stenographer  
Sandra Lion, Clerk

Mr. Michael J. Freda, First Selectman, opened the meeting at 7:03 p.m. for the purpose of electing a Chairman, Vice Chairman and Secretary for the Commission. For the office of Chairman of the Planning & Zoning Commission, Mr. Roberts nominated Mr. Carlson. Mr. Andrews seconded the nomination; The Commission elected Mr. Carlson to the office of Chairman by a vote of three (3) in favor and two (2) abstentions. For the office of Vice Chairman, Mr. Andrews nominated Mr. Roberts. Mr. Carlson seconded the nomination; all were in favor. Then, for the office of Secretary, Mr. Carlson nominated Mr. Andrews. Mr. Roberts seconded the nomination; all were in favor. Mr. Freda then congratulated and thanked all the members of the Commission.

**AGENDA:**

Mr. Carlson, Chairman, opened the meeting at 7:07 p.m. and introduced the Commissioners, alternates, town staff and the clerk. Then he asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that application #P11-31 is continued to the January 9, 2012 meeting and applications #P11-34S, #P11-35S and #P11-35 are postponed to the January 9, 2012 meeting.

## **PUBLIC HEARING:**

1. #P11-31 Resubdivision Application of Bernard Pellegrino, Applicant, Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, Owners, for 6 (six) lots relative to 19 & 51 Patten Road, (Map 56, Lots 20 & 21). Plan Entitled: Property Topographic Survey, Property of Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, 19 & 51 Patten Road – North Haven, Connecticut. Prepared by Godfrey Hoffman Associates, LLC. Dated 12-21-10, rev. 09/14/11. Scale 1" = 50'. R-40 Zoning District.

This application is continued to the January 9, 2012 meeting.

Mr. Andrews read the call for the Public Hearing.

The Commission elected to hear applications #P11-33S and #P11-33 together.

2. #P11-33S Special Permit Application (as authorized by Section 3.1.1.2) of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, North Haven Campus, North Haven, Connecticut – Health Professions Center. Prepared by Nathan L. Jacobson & Associates, Inc. Dated October 24, 2011. Scale 1" = 30'. LO Zoning District.
5. #P11-33 Site Plan Permit Application (as authorized by Section 3.1.1.2) of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Quinnipiac University, North Haven Campus, North Haven, Connecticut – Health Professions Center. Prepared by Nathan L. Jacobson & Associates, Inc. Dated October 24, 2011. Scale 1" = 30'. LO Zoning District.

Attorney Bernard Pellegrino, Jr., of the Pellegrino Law Firm presented the application to permit the construction of two, new entry porticos and associated site work for Quinnipiac's Health Professions Center. Mr. John Lavy, Architect, described the site plan and the proposed project. Mr. Howard Pfrommer, Civil Engineer, further described details of the site and the proposed project. Then Attorney Pellegrino submitted a copy of Mr. Lavy's presentation and a proposed planting list to the Commission.

The Commission has concerns with undergraduate students attending classes at this campus and renting homes in North Haven. Their concerns are in regards to the issues the Town of Hamden is having with the behavior of Quinnipiac students. The Commission wants to make sure that these issues don't carry over into North Haven. Mrs. Ranciato-Viele asked if there would be soccer fields at the North Haven Campus. Attorney Pellegrino stated that there are no soccer fields being proposed for the North Haven Campus. The Commission asked questions and Attorney Pellegrino and Mr. Rubbertone, Associate Vice President of Facilities at Quinnipiac University, responded.

Mr. Carlson asked for public comment.

Public comment:

1. Pam Sletten, 9 Frost Drive, thinks its a bad idea having colleges come to our town. She also feels that it will affect home values. She thanked the Commission for taking their time with this issue.
2. Joseph DeMartino, 10 Papa Lane, stated that people need to be proactive and cautious when renting to college students.

Mr. Fredricken, Land Use Administrator, asked about the truck traffic pattern and the temporary trailers to house faculty.

Attorney Pellegrino responded to Mr. Fredricksen's comment.

There being no further public comment, the Public Hearing was closed.

3. #P11-34S Special Permit Application (as authorized by Section 4.4.1.38) of ARC of Meriden-Wallingford, Inc., Applicant, Lawrence M. Biller, Associates, Owner, relative to 154 State Street (Map 58, Lot 101). Plan Entitled: Site Plan & Coastal Area Management Plan, Proposed Office Building, State Street, North Haven, Connecticut. Prepared by Cascio, Bechir & Associates, Inc., Dated 7/22/85. Scale 1" = 20'. CB-40 Zoning District.

This application is postponed to the January 9, 2012 meeting.

4. #P11-35S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1), of Samuel E. Gardner, Architect, Applicant, Broadway Medical Assoc., Inc., Owner, relative to 2 Broadway, (Map 67, Lot 19). Plan Entitled: Bellini's Italian Cuizine & Pizza Restaurant, 2 Broadway Plaza, North Haven, CT. Prepared by Gregg Wies & Gardner Architects. Dated July 5, 2011, rev. November 8, 2011. No Scale. CA-20 Zoning District.

This application is postponed to the January 9, 2012 meeting.

#### **SITE PLANS:**

6. #P11-34 Site Plan Application of ARC Meriden-Wallingford, Inc., Applicant, Lawrence M. Biller, Associates, Owner, relative To 154 State Street (Map 58, Lot 101). Plan Entitled: Proposed Office Building, State Street, North Haven, Connecticut. Prepared by Cascio, Bechir & Associates, Inc., Dated 7/22/85. Scale 1" = 20'. CB-40 Zoning District.

This application is postponed to the January 9, 2012 meeting.

7. #P11-35 Site Plan Application, of Samuel E. Gardner, Architect, Applicant, Broadway Medical Assoc., Inc., Owner, relative to 2 Broadway, (Map 67, Lot 19). Plan Entitled: Bellini's Italian Cuizine & Pizza Restaurant, 2 Broadway Plaza, North Haven, CT. Prepared by Gregg Wies & Gardner Architects. Dated July 5, 2011, rev. November 8, 2011. No Scale. CA-20 Zoning District.

Mr. Samuel Gardner of Gregg Wies & Gardner Architects presented the application to permit the change of use of approximately 1,400 square feet of this existing building from service (hair salon) to a restaurant to enable Bellini's Restaurant to expand. No site work is being proposed. The Commission asked questions and Mr. Gardner and Mr. Fredricksen responded.

**CHANGE OF USE:** None

**OTHER:**

41 Stiles Lane – Proposed modification

Mr. Nick Andreopoulos of Pfizer and Mr. Ulrich Lafose of Geo Design presented the site plan modification to relocate two equalization tanks. The Commission asked questions and Mr. Lafose responded.

Mr. Andrews moved to approve the site plan modification for the relocation of two equalization tanks; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele - aye

153 Washington Avenue – Generator Installation

Mr. Greg Klimaszewski asked to permit the installation of a generator to be used as a backup for computer systems. The Commission asked questions and Mr. Klimaszewski responded.

Mr. Roberts moved to approve the installation of a generator at 153 Washington Avenue; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

Bee Regulation

Mr. Carlson asked for public comment:

1. Ms. Pam Sletten, 9 Frost Drive, spoke regarding the Bee Regulation. She feels honey bees do not pose a public safety concern.

2. Mary White, 67 Summer Lane, also addressed the Bee Regulation issue. She feels the keeping of bees is a public safety concern and that the Bee Regulation should be modified not changed.
3. Joseph DeMartino, 10 Papa Lane, concerned with bee keepers not following the proper procedure for keeping of bees. He feels the current regulation is adequate and would not like to see it change at this time.
4. Tom White, 67 Summer Lane, stated he would not like the Bee Regulation changed. He feels bees cause a public safety concern.

Mrs. Ranciato-Viele moved to continue the Bee Regulation matter to the January 9, 2012 meeting; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

**CORRESPONDENCE:** Pond View Estates

Attorney Pellegrino discussed the issue regarding the assignment of the bonds from the developer to the condo association. A punch list of items to be completed was created by the Town Engineer. Attorney Pellegrino asked to amend the punch list by eliminating several items in order to complete other suggested items within the posted bond amount.

Mr. Joseph DeMartino, 10 Papa Lane, stated that the proposed sidewalks around the corner of Middletown Avenue and Montowese Avenue should remain.

Tom White, 67 Summer Lane, asked if the D.O.T. could get involved with the installation of sidewalks and feels the corner of Middletown Avenue and Montowese Avenue poses a safety concern.

**BREAK:** 9:10 – 9:21PM

**CEASE & DESIST ORDERS:**

Mr. Alan Fredricksen, Land Use Administrator, outlined current zoning violations with the Commission.

6 Overbrook Drive – Motor Vehicles Over Three Quarter Ton

Mr. Hausman, Zoning Enforcement Officer, sent a Cease & Desist Order on November 22, 2011.

10 Maple Avenue – Expansion of non-conforming uses beyond the premises on which they are allowed.

Mr. Hausman, Zoning Enforcement Officer, sent a Cease & Desist Order on November 28, 2011.

ZEO Report

## **DELIBERATION SESSION:**

Mr. Giulietti moved to go into deliberations; Mr. Andrews seconded the motion. All were in favor.

## **PUBLIC HEARINGS:**

1. #P11-31 Resubdivision Application of Bernard Pellegrino, Applicant, Claudio & Emilio Arduini and Lorenzo & Luciano Coletta, Owners, for 6 (six) lots relative to 19 & 51 Patten Road.

Mr. Roberts moved to continue the application and keep the Public Hearing open to the January 9, 2012 meeting; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

The application was continued to the January 9, 2012 meeting.

2. #P11-33S Special Permit Application (as authorized by Section 3.1.1.2) of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road.

Mr. Giulietti moved to reopen the Public Hearing; Mr. Roberts seconded the motion. All were in favor.

Mr. Giulietti moved to continue the application and keep the Public Hearing open to the January 9, 2012 meeting; Mr. Roberts seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

The application was continued to the January 9, 2012 meeting.

5. #P11-33 Site Plan Permit Application (as authorized by Section 3.1.1.2) of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road.

Mr. Giulietti moved to continue the application to the January 9, 2012 meeting, Mr. Roberts seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

The application was continued to the January 9, 2012 meeting.

7. #P11-35 Site Plan Application, of Samuel E. Gardner, Architect, Applicant, Broadway Medical Assoc., Inc., Owner, relative to 2 Broadway.

Mr. Roberts moved to approve the application; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Roberts – aye Andrews – aye Giulietti – aye Ranciato-Viele - aye

The application was approved with conditions.

**INFORMAL PRESENTATION:** None

**EXTENSIONS:** None

**BOND RELEASES & REDUCTIONS:**

#P05-12, 38 Half Mile Road

Mr. Carlson recused himself from this item and Mr. Wilson sat.

Mr. Giulietti moved to release the bond balance for application #P05-12, 38 Half Mile Road, in the amount of \$285,000.00; Mr. Wilson seconded the motion. The Commission voted as follows:

Roberts – aye Andrews – aye Giulietti – aye Ranciato–Viele – aye Wilson - aye

**MINUTES:**

November 14, 2011

Mr. Andrews moved to approve the minutes of the November 14, 2011 meeting; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Homa – aye

**ADJOURN:**

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Andrews seconded the motion. The meeting was adjourned at 9:37 PM.